Karen Johnson Davidson County
Batch# 694206 DEEDQC
08/10/2021 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210810-0107998

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nathan Graham** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **GardWill LLC,** (Grantee), a Tennessee limited liability company, all of his rights, title, and interests in the following described real property, to wit:

Parcel I- 845 S. Douglas Avenue, Nashville, TN 37204 - M&P 105140A024.00CO
Land in Davidson County, Tennessee, being Unit No. 845 in Waverly Place II , a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nathan Graham by Warranty deed of record in Instrument No. 20051102-0132818 Register's Office for Davidson County, Tennessee, recorded on November 02, 2005.

Parcel II - 708 Fox Ridge Dr, Brentwood, TN 37027 - 160140C00800CO
Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plan Book 5200, Page(s) 376 and 377, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nathan Graham, by Warranty deed fof record in Instrument No. 20171228-0131756, Register's Office for Davidson County, Tennessee, recorded on December 28, 2017.

Parcel III - 2632 Avery Park Dr, Nashville, TN 37211 - M&P 173090A63700CO
Land in Davidson County, Tennessee, being Lot No. 674 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Graham, by Warranty deed of record in Instrument No. 20180809-0078351 Register's Office for Davidson County, Tennessee, recorded on August 09, 2018.

Grantor warrants that neither Parcel I, Parcel II, or Parcel III are his primary residence and are being used for investment purposes only.

IN TESTIMONY WHEREOF I/we have executed this instrument the 13th day of **July, 2021.**

Nathan Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Nathan Graham,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **July, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of **July, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-21

PROPERTY OWNER: **GardWill LLC**
OWNER'S ADDRESS: 208 Key Ct, Brentwood, TN 37027
MAIL TAX BILLS TO: owner at owners address

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21.

Affiant Signature

7/13/2021
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 13 day of July, 2021

Notary's Signature

(Notary Seal)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21